



Marmalade Lane

- BUILDING A SHARED FUTURE -



WINNER ENVIRONMENTAL CATEGORY, CAMBRIDGE PROPERTY AWARDS

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- BUILDING A SHARED FUTURE -

An award-winning development of 42 private homes at Orchard Park, Cambridge. As a cohousing development, Marmalade Lane will be a real community – a place to know and be friends with your neighbours. And as well as superb energy-efficient, architect-designed modern homes, residents will benefit from extensive shared facilities and a large shared garden.

STILL AVAILABLE

Three- and four-bedroom houses from £452,500
One- and two-bedroom apartments from £270,500



BUILT TO LAST USING

TRIVSELHUS CLIMATE SHIELD™

Trivselhus is an established leader in the Swedish housing market. We use sustainable raw materials to produce exceptionally energy-efficient homes.

- Slow-grown timber from sustainably-managed forests in central Sweden
- Triple-glazed, aluminium-clad windows
- Very high levels of insulation and airtightness
- Superb manufacturing precision from our Swedish factory
- Renewable energy provided by air-source heat pumps
- Guaranteed by a ten-year Checkmate warranty

TRIVSELHUS 



COHOUSING DESIGNED

For Life

As a cohousing development, Marmalade Lane is the product of an innovative design process in which members of the K1 Cohousing group have been involved from the outset.

Homes are traditionally laid out in terraces around lovely shared gardens and a pedestrian-friendly lane, with car parking kept to the periphery.

A 'common house' provides a gateway building for residents to socialise, host guests, home-work – and includes laundry facilities, a play room and flexible spaces for hobbies and meetings.

All residents have a stake in the common parts, and contribute to the management of the community.

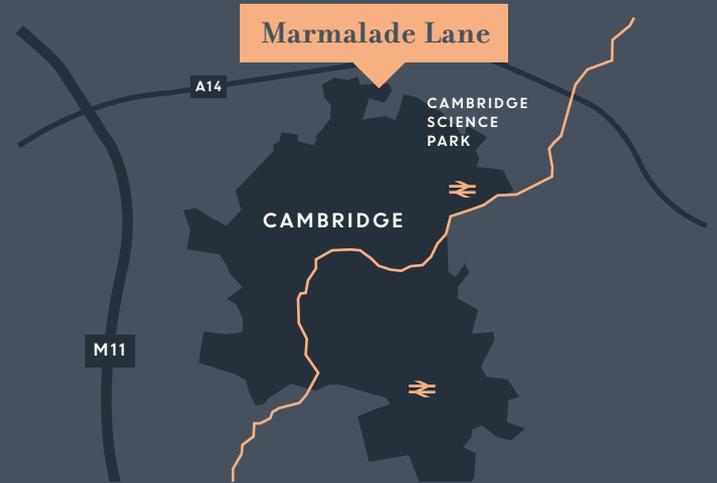




CONVENIENCE IN AN

Urban Village

Located in the north Cambridge suburb of Orchard Park, Marmalade Lane is only 15 minutes from Cambridge city centre by bike and served by an excellent public transport network.





MARMALADE LANE

Housing Choice

All homes at Marmalade Lane benefit from generous proportions, high ceilings, large windows, bright, open-plan living areas, modern kitchens and private garden or balcony, and have access to car and secure cycle parking.

TYPE A

Available in three- and four-bedroom layouts, a 108m², three-storey terraced house with engineered solid-wood flooring to living areas, underfloor heating, family bathroom* plus downstairs WC, and front and rear gardens.

From £452,500.

TYPE B

Available in three- and four-double-bedroom layouts, a 123m², three-storey terraced house with engineered solid-wood flooring to living areas, underfloor heating, two bathrooms* plus downstairs WC, and front and rear gardens.

From £502,500.

TYPE C

Available as a ground-floor 51m² one-bedroom home (first-floor 61m² two-bedroom units are currently all reserved), these paired flats have their own front doors, private garden or balcony and family bathroom.

From £270,500.

TYPE D

A 75m² two-double-bedroom apartment with large west-facing balcony or terrace, accessed via a secure shared lobby with lift. Each apartment benefits from a large family bathroom and private secure storage.

Currently all reserved

*Additional en suite bathroom available on some units

Marmalade Lane

- COMING SOON -

CONTACT US TO FIND OUT MORE

Phone: 07986 107 245

Email: enquiries@marmaladelane.co.uk

www.marmaladelane.co.uk

Marmalade Lane is a collaboration between
TOWN, Trivselhus and the K1 Cohousing Group
To find out more about cohousing visit

www.cambridge-K1.co.uk

TOWN. TRIVSELHUS 

The information contained in this leaflet is for general guidance only. The computer-generated images are intended to give an indication of what the properties will look like in a mature setting but are not necessarily representative in every respect. Purchasers are advised that floor layouts etc. may vary from plot to plot and the company reserves the right to alter these details at any time and without prior notice. Intending purchasers should satisfy themselves by inspection or otherwise of items and specification included.